



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 2013 Pratt Cir Franklinton, NC 27525

Owner's Name(s): Opendoor Property Trust I

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.

For purposes of completing this Disclosure Statement: "Dwelling" means any structure intended for human habitation, "Property" means any structure intended for human habitation and the tract of land, and "Not Applicable" means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. Buyers are strongly encouraged to:

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign.

- Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials BB

Buyer Initials _____ Owner Initials _____

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REV 5/24

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SECTION A. STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR																																																																										
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>12-05-2025</u> If not owner-occupied, how long has it been since the owner occupied the property? <u>Never occupied</u>	☐	☒	☐																																																																										
A2. In what year was the dwelling constructed? <u>1996</u>			☐																																																																										
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☒	☐	☐																																																																										
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☐ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☒ Other <u>Unknown</u>			☒																																																																										
A5. In what year was the dwelling's roof covering installed? <u>Unknown</u>			☒																																																																										
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☐	☒																																																																										
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☐	☒																																																																										
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☐	☒																																																																										
A9. Is there a problem, malfunction, or defect with the dwelling's:																																																																													
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Explanations for questions in Section A (identify the specific question for each explanation):

(A3) Previous seller has built a deck and a finished bonus room as additions - Details and permit status unknown

(A5) Seller does not know the installation date.

(A9) Floors: Seller installed new carpets at all previously carpeted locations before sale.

SECTION B. HVAC/ELECTRICAL

B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☐	☒
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☐	☒
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			☒
☐ Furnace [____ # of units] Year: _____ ☐ Heat Pump [____ # of units] Year: _____			
☐ Baseboard [____ # of bedrooms with units] Year: _____ ☒ Other: <u>Unknown</u> Year: <u>Unknown</u>			

Buyer Initials _____ Owner Initials BB
 Buyer Initials _____ Owner Initials _____

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Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air: **Packaged Unit & Split System** Year: Unknown ☐ Wall/Windows Unit(s): _____ Year: _____
☐ Other: _____ Year: _____

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☐ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☒ Other: Suburban Propane

Explanations for questions in Section B (identify the specific question for each explanation):

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☐ City/County ☐ Shared well ☐ Community System ☐ Private well ☒ Other: Well Water

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☒ Other: Unknown

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☒ Gas: _____ ☐ Electric: _____ ☐ Solar: _____ ☐ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐ Septic tank with pump ☐ community system ☒ Septic tank ☐ Drip system
☐ Connected to City/County System ☐ City/County system available ☐ Other: _____
☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? 3 ☐ No Records Available

Date the septic system was last pumped: Unknown

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☐	☐	☐	☒	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☐	☒
Sewer system	☒	☐	☐	☐	Water supply (water quality, quantity, or pressure)	☐	☐	☐	☒

Explanations for questions in Section C (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials BB
 Buyer Initials _____ Owner Initials _____

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SECTION D. FIXTURES/APPLIANCES

Yes **No** **NR**

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? _____

Date of last maintenance service: _____

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☐	☒	Irrigation system	☐	☐	☐	☒	Sump pump	☐	☐	☐	☒	Garage Door system	☐	☐	☐	☒
Elevator system or component	☒	☐	☐	☐	Pool/hot tub /spa	☒	☐	☐	☐	Gas logs	☐	☐	☐	☒	Security system	☐	☐	☐	☒
Appliances to be conveyed	☐	☐	☐	☒	TV cable wiring or satellite dish	☒	☐	☐	☐	Central vacuum	☐	☐	☐	☒	Other:	☐	☐	☐	☒

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E. LAND/ZONING

Yes **No** **NR**

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?

E5. Does the property abut or adjoin any private road(s) or street(s)?

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA

Explanations for questions in Section E (identify the specific question for each explanation):

SECTION F. ENVIRONMENTAL/FLOODING

Yes **No** **NR**

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?

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Buyer Initials _____ Owner Initials _____

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	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☐	☒
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☐	☒
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☐	☒
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☐	☒
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☐	☒
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☐	☒
F8. Is there a current flood insurance policy covering the property?	☐	☐	☒
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☐	☒
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☐	☒

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

SECTION G. MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?	☐	☐	☒
G2. Is the property subject to a lease or rental agreement?	☐	☐	☒
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☒	☐	☐

Explanations for question in Section G (identify the specific question for each explanation):

(G3) Property has CC&Rs

Buyer Initials _____ Owner Initials BB
 Buyer Initials _____ Owner Initials _____

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SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

Yes **No** **NR**
☒ ☐ ☐

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) Mitchell Acres HOA whose regular assessments ("dues") are \$ 200.00 per Annual.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: Mitchell Acres HOA, Address: Address: PO Box 990 Creedmoor, NC 27522 and phone number: 919 703 5426

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

☒ ☐ ☐

If "yes," state the amount of the fees: _____

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

☐ ☐ ☒

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

☐ ☐ ☒

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

Explanations for questions in Section H (identify the specific question for each explanation):

Property is Part of the HOA

H2. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

Any windows with possible blown seals to convey in current (as is) condition. Seller has never occupied this property.

Any fireplace conveys in current (as is) condition. Seller to make no repairs. No known issues. Seller encourages

Buyer to have their own inspections performed and to verify all information relating to the property. Buyer is aware that the security system does not convey with sale of the home. Electronic Locksets, Kwikset 914 (or similar, present and in place) will be removed and replaced with a standard lock prior to the close of escrow.

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature: Brad Bonney Authorized Signer on behalf of Opendoor Property Trust I Date 12-19-2025

Owner Signature: _____ Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

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Documentation provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information

From: James Donald
Sent: Wed, 3 Dec 2025 15:05:48 -0500
To: Melissa Sutherland
Subject: -External-Re: 2013 Pratt Circe - Urgent Closing set for 12/5

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Melissa.

According to our records, the Wiebkes are up to date on all past year's dues & have paid \$200.00 for their 2025 Mitchell Acres HOA dues on 2/8/2025. The annual dues are \$200.00, which are due on March 1st of each year.

There are no Administrative dues, Transfer fees, Capital Contributions, assessed by the HOA and there are no known covenant violations for 2013 Pratt Circle.

As far as any pending litigations against the property, there are none filed by the Mitchell Acres HOA. The Wiebkes are in good standing in regards to the Mitchell Acres HOA, LLC.

If you need any further documentation, I can contact our CPA (Cozart & Edwards, PA) for what is needed. I hope this helps.

Thank you for your time,

James Donald
Treasurer
Mitchell Acres HOA

On Wed, Dec 3, 2025 at 10:35 AM Melissa Sutherland
<melissa.sutherland@hankinpacklaw.com> wrote:

Hello,

Please send over a HOA resale demand/ closing statement for the property below or can you please provide the following information :

-Capital Contribution:

-Transfer Fees:

-Admin Fees:

-HOA Dues amount/ Frequency of dues:

- Are Sellers up to date on dues?

-Does this property have any violations?

-Are there any pending litigations?

-Please list the address where the payment should be sent for dues:

Property Address: 2013 Pratt Cir Franklinton NC 27525

Buyer: Opendoor LLC

Seller:



Closing Date: 12/5

Thank you!



Melissa Sutherland
Pre Closer



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[Fax](#) | (980) 217-0013



[Office](#) | (704) 912-1299



www.hankinpacklaw.com

Customer service is our top priority! If you are not receiving exceptional customer service, please feel free to contact my manager: Jordan Edgerton, jordan.edgerton@hankinpacklaw.com, 980-895-4110.



A certified check will only be accepted for cash to close for sums less than \$1,000.00. Anything over \$1,000.00 must be a wire.

WE **DO NOT ACCEPT** OR **REQUEST** WIRING INSTRUCTIONS OR CHANGES TO WIRING INSTRUCTIONS VIA EMAIL. **ALWAYS CALL TO VERIFY.**

This electronic mail transmission may contain privileged attorney-client communication or non-public, personal information. If I mistakenly sent this to you, please delete it from your system without reading, copying or sending it to someone else. Also, please notify me of my mistake by replying to my email or by calling my office at 704-912-1299 so that I can update my record.

LENDER NOTICE: In order to provide the best possible service to our customers and ensure closing occurs on time, please contact your lender at 704-912-1299.

Borrower's loan package must be received by our office NO LATER than 2:00PM the day prior to closings so
9:00AM and 12:00PM;

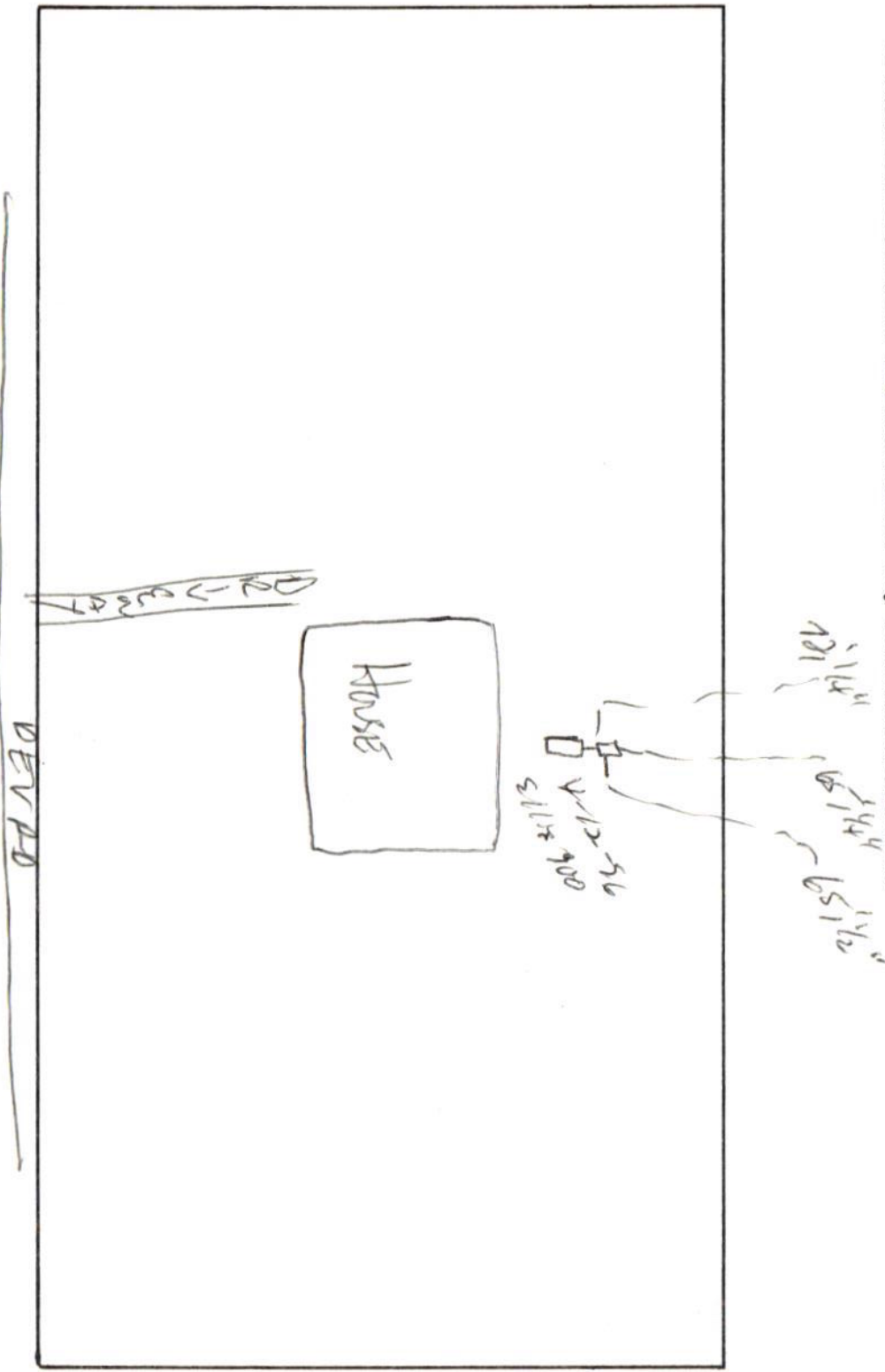
OR

Borrower's loan package must be received by our office NO LATER than 10:00AM the day of closing for the
hours of 1:00PM and 4:00PM.

FAILURE TO PROVIDE THESE DOCUMENTS WITHIN THE TIME PERIOD SPECIFIED WILL CAUSE

Powered by xink.io

NOTE: Make sketch of installation showing location of house, septic tanks, privies, water supplies on adjacent property, etc. Write in measurements in order that installations may be located at later date.



GRANVILLE-VANCE HEALTH DEPARTMENT—Sewage Disposal Record

New System <u>✓</u> Repair _____ House <u>✓</u> Mobile Home _____ Business _____ No. Bedrooms <u>2</u> No. People <u>5</u> No. Toilets _____ Water Supply: Private <u>✓</u> Approved _____ Semi-Public _____ Unapproved _____ Public _____ None _____ Nitrification System: Tank Size <u>900</u> gal. Distribution Box <u>✓</u> No. Lines <u>3</u> Nitrification Field <u>900</u> Sq. Ft. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Lines:</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> </tr> </thead> <tbody> <tr> <td>Width</td> <td><u>3'</u></td> <td><u>3'</u></td> <td><u>3'</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Length</td> <td><u>72'</u></td> <td><u>65'</u></td> <td><u>45'</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Grade</td> <td><u>1/4"</u></td> <td><u>1/4"</u></td> <td><u>1/2"</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Stone Depth</td> <td><u>18"</u></td> <td><u>18"</u></td> <td><u>18"</u></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Lines:	1	2	3	4	5	6	Width	<u>3'</u>	<u>3'</u>	<u>3'</u>				Length	<u>72'</u>	<u>65'</u>	<u>45'</u>				Grade	<u>1/4"</u>	<u>1/4"</u>	<u>1/2"</u>				Stone Depth	<u>18"</u>	<u>18"</u>	<u>18"</u>				Layout to be followed by installer:
Lines:	1	2	3	4	5	6																														
Width	<u>3'</u>	<u>3'</u>	<u>3'</u>																																	
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Grade	<u>1/4"</u>	<u>1/4"</u>	<u>1/2"</u>																																	
Stone Depth	<u>18"</u>	<u>18"</u>	<u>18"</u>																																	

Improvements Permit By Paul E. Miller Installer Barry Bohner
 Certificate of Completion By John Haddell Date of Inspection 5-31-96

* Construction must comply with all other applicable state and local regulations, but the permit is not a guarantee that the system will not malfunction and the Granville-Vance Health District will not be held responsible for a malfunctioning system.



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>BB</u> Buyer Initials			
1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u>BB</u> Buyer Initials			
2. Seller has severed the mineral rights from the property.	☐	☒	
<u>BB</u> Buyer Initials			
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u>BB</u> Buyer Initials			
4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u>BB</u> Buyer Initials			
5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u>BB</u> Buyer Initials			
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 2013 Pratt Cir, Franklinton, NC 27525-9772

Owner's Name(s):

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: Brad Bonney Date 11 / 05 / 2025

authorized signer on behalf of Open Door Property Acquisition LLC and/or nominee

Purchaser Signature: _____ Date _____